

PC ACTION

10. *Aliana Development*



APPLICANT: LJA Engineering and Surveying, Inc.

KEY MAP: 566 D

LAMBERT: 4652

JURISDICTION: ETJ, Ft. Bend Co.

PROPOSAL: A) To delete the proposed Westmoor major thoroughfare south of the proposed West Airport Boulevard, B) To add West Airport Boulevard as a major thoroughfare from FM 1464 to the Grand Parkway, and C) To realign West Bellfort from Mortin west of Harlem eastward to Gaines Road.

APPLICANT JUSTIFICATION:

(See attached LJA letter)

STAFF RECOMMENDATION: To approve the three proposed changes to the Major Thoroughfare and Freeway Plan. A) DELETION of Westmoor south of the proposed West Airport Boulevard, B) ADDITION of West Airport Boulevard from FM 1464 to the Grand Parkway, and C) REALIGNMENT of West Bellfort from Mortin west of Harlem eastward to Gaines Road.

PC ACTION: To approve the three proposed changes to the Major Thoroughfare and Freeway Plan. A) DELETION of Westmoor south of the proposed West Airport Boulevard, B) ADDITION of West Airport Boulevard from FM 1464 to the Grand Parkway, and C) REALIGNMENT of West Bellfort from Mortin west of Harlem eastward to Gaines Road.

JUSTIFICATION: The location of the Grand Parkway forms the western boundary of this development and due to its limited access design, an interchange with proposed Westmoor is not being permitted. However, an interchange with W. Airport has been included in the Grand

PC ACTION

Parkway design and will service the area with ccess to the Grand Parkway. Realignment of W. Bellfort is desirable in the avoidance of an existing sand pit and other existing uses.

FACTORS ASSESSED: History, Platting, and Right-of-way

The 1980 Major Thoroughfare and Freeway Plan clearly depicted Westmoor, W. Bellfort and W. Airport as designated major thoroughfares. After the 2000 MTFP amendments, the W. Airport segment between FM 1464 and the Grand Parkway was deleted. The other two corridors have been reflected on every MTFP since 1980.

The Aliana development consists of 2000 acres of land for a single-family master plan development. The location of the Grand Parkway forms the western boundary of this development. Due to the limited access design of the Grand Parkway, an interchange with proposed Westmoor is not being permitted. An interchange with W. Airport has been included in the design and will service the area with access to the Grand Parkway.

PLATTING ACTIVITY

Much of the surrounding development includes master planned single family developments either west of the Grand Parkway or east of FM 1464.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
Alliana GP	February 2, 2006	566D	General Plan	1999.56	0	0
Fort Bend ISD High School no 10	September 30, 2004	566C	Public and Institutional	72.60	0	0
Landmark of Sugarland Apartments	April 21, 2005	567S	Multi-family	18.75	0	240
Mission Sierra Sec 4	November 17, 2005	527N	SF Residential (public street)	33.10	92	0
Oak Lake Center	April 7, 2005	567B	Commercial	2.44	0	0
Oak Lake Court	January 22, 2004	567B	SF Residential (public street)	29.29	154	0
Old Orchard GP	October 20, 2005	567J	General Plan	205.30	0	0
Old Orchard Sec 1	March 30, 2006	567J	SF Residential (Type 1 PAE)	28.24	30	0
Old Orchard Sec 2	March 30, 2006	567J	SF Residential (Type 1 PAE)	27.06	104	0
Old Orchard Sec 3	March 30, 2006	567J	SF Residential (Type 1 PAE)	28.16	87	0
Summerfield Reserve	July 28, 2005	567F	Commercial	1.09	0	0
Summerfield Reserve	May 19, 2005	567F	Unrestricted	1.09	0	0
Withers Ridge Sec 1	April 15, 2004	527N	SF Residential (public street)	24.61	113	0
Withers Ridge Sec 3	May 13, 2004	527N	SF Residential (public street)	5.07	31	0
Withers Ridge Sec 3	March 18, 2004	527N	SF Residential (public street)	5.07	31	0

RIGHT-OF-WAY STATUS

In this general area most of the designated thoroughfares rights-of-ways have not been dedicated, or remain as rural roads that will require improvements with surrounding new development. These improvements will likely come about due to right-of-way dedication for the larger tract developments similar to Aliana.

Street	From	To	Street Type	ROW (ft)	ROW Status
Harlem	Owens	SH 99	Thoroughfare	100	To be widened
Harlem	SH 99	Future Bissonnet	Thoroughfare	100	To be widened
Harlem	Future Bissonnet	Grand Mission	Thoroughfare	100	To be acquired

PC ACTION

Harlem (Grand Mission)	Grand Mission	FM 1093	Thoroughfare	100	Sufficient width
Westmoor (Madden)	SH 99	Future Mortin	Thoroughfare	100	To be acquired
Westmoor (Madden)	Future Mortin	Bellaire	Collector	70	To be acquired
FM 1464	Hyw 90A	Airport	State FM	100	To be widened
FM 1464	Airport	Beechnut	State FM	100	To be widened
FM 1464	Beechnut	Bellaire	State FM	100	Sufficient width
FM 1464	Bellaire	FM 1093	State FM	100	To be widened
Canal (Beechnut)	FM 1464	Madden	Thoroughfare	100	To be acquired
Canal (Beechnut)	Madden	Peek	Thoroughfare	100	To be widened
Mortin (Bellfort)	SH 6	Harlem	Thoroughfare	100	To be acquired
Mortin (Bellfort)	Harlem	SH 99	Thoroughfare	100	To be widened
Airport	SH 6	FM 1464	Thoroughfare	100	Sufficient width

SPACING

Thoroughfare spacing is impacted by the location of the Grand Parkway which traverses this area from northwest to southeast and Oyster Creek which influences the location of major east-west roads in the lower one-third of the Aliana development. Extension of W. Airport to the Grand Parkway will benefit overall traffic circulation.

Street	From	To	Street Type	Direction	Spacing
Harlem	Owens	Brandt/Skinner	Thoroughfare	north-south	1.17 mi
Harlem	Brandt/Skinner	SH 99	Thoroughfare	north-south	0.97 mi
Harlem	SH 99	Mortin	Thoroughfare	north-south	0.49 mi
Harlem	Mortin	Bissonnet	Thoroughfare	north-south	0.76 mi
SH 99	Hwy 90A	Harlem	State Hwy	north-south	4.30 mi
FM 1464	Hyw 90A	W Airport	State FM	north-south	3.19 mi
FM 1464	W Airport	W Bellfort	State FM	north-south	1.10 mi
SH 6	Hwy 90A	Oyster Creek	State Hwy	north-south	2.45 mi
SH 6	Oyster Creek	W Airport	State Hwy	north-south	1.98 mi
W Bellfort	FM 1464	Westmoor/Madden	Thoroughfare	east-west	1.04 mi
W Bellfort	Westmoor/Madden	Harlem	Thoroughfare	east-west	1.08 mji
W Airport	SH 6	Richmond Gaines	Thoroughfare	east-west	0.94 mi
W Airport	Richmond Gaines	FM 1464	Thoroughfare	east-west	1.90 mi
Old Richmond	Oyster Creek	FM 1464	Thoroughfare	east-west	1.67 mi

MOBILITY

Extension of W. Airport to the Grand Parkway will benefit overall traffic circulation. Additionally, completion of the proposed area's thoroughfare network will provide for a sufficient level of service beyond 2025. HGAC includes W. Airport and Bellfort in its 2025 Regional Transportation Plan as long range projects that will benefit circulation.

Street Name	To	From	2005 V	LOS	2025 V	LOS
Harlem	Owens	Brandt/Skinner			4883	A
Harlem	Brandt/Skinner	SH 99			11909	B
Harlem	SH 99	Mortin			6989	A

PC ACTION

Harlem	Martin	Bissonnet	3578	A
Sh 99	Hwy 90A	Harlem	31614	D
FM 1464	Hwy 90A	W Airport	6172	A
FM 1464	W Airport	W Bellfort	5862	A
SH 6	Hwy 90A	Oyster Creek	39486	E
SH 6	Oyster Creek	W Airport	39329	E
W Bellfort	FM 1464	Westmoor/Madden	6625	A
W Bellfort	Westmoor/Madden	Harlem	6887	A
W Airport	SH 6	Richmond Gaines	25862	D
W Airport	Richmond Gaines	FM 1464	12629	B
Old Richmond	Oyster Creek	FM 1464	2941	A

Source.

HGAC, 2025 Regional Traffic Model.

2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

March 15, 2006

Ms. Marlene Gafrick
Director of Planning and Development
City of Houston
Planning and Development
611 Walker
Houston, Tx 77002

Re: Major Thoroughfare Amendments
 Aliana Development
 LJA Project No.: 1968-0403B (6.0)

Dear Ms. Gafrick:

LJA is representing Aliana Development Company and is requesting three related amendments to the Major Thoroughfare Plan.

1. To delete the proposed Westmoor Right-of-Way south of the proposed West Airport Blvd. Currently the Houston Major Thoroughfare plan shows Westmoor ROW extending past Madden Road south till it curves into the Grand Parkway.
2. To add West Airport Blvd. to the Major Thoroughfare Plan. The major thoroughfare portion of West Airport currently does not extend west of FM 1464 to the Grand Parkway. This proposal would extend the street west to the Grand Parkway to improve circulation.
3. Third proposal is to realign West Bellfort south of its current location about 2000+'. The proposed alignment currently runs north of this property and is placed directly in the path of the Madden Road Landfill which is basically a sand pit. This alignment allows for West Bellfort to avoid the sand pit and connects to Harlem Road to the west.

We are proposing that Westmoor not directly tie into the Grand Parkway because the Grand Parkway will not grant access to its parkway south of the proposed West Airport Blvd (at that part of the Grand Parkway). We are proposing that the City of Houston include West Airport Blvd west of FM 1464 to the Grand Parkway because the Parkway will allow vehicle access at that point.

The Aliana Development Company has 2000 acres of property along the Grand Parkway south of Madden and North of the Houstonian Golf Club and eastward to existing FM 1464. The current Major Thoroughfare plan has Westmoor tying into the Grand Parkway. The Grand Parkway is not allowing vehicle access to the Parkway south of the proposed West Airport Blvd. It is not practical to have Westmoor run south to the Grand Parkway because we will not be allowed to tie-in. To alleviate this problem we are proposing two amendments.

1. Delete the ROW for Westmoor south of the proposed West Airport Blvd.
2. Extend West Airport Blvd. as a Major thoroughfare from existing FM 1464 westward to the Grand Parkway.

The Grand Parkway will allow vehicle access (tie-in) from West Airport Blvd. So we are, in a sense trading, one access point for the other. This was made necessary because of the Grand Parkway's access issues. Access to the Grand Parkway and overall circulation would become

a problem if these two amendments were not approved. Our property is bounded on the west by the Grand Parkway. To the south it is bound by the golf course and Shiloh Lake Estates which is a subdivision that straddles the golf course. To the north of the property about a quarter mile is the Madden Road Landfill which is a sand pit. Access to the Grand Parkway is very important to this project. There are eventually going to be two access points.

1. West Airport Blvd. This street will tie into the Grand Parkway. The Fort Bend Major Thoroughfare Plan has West Airport as a major Thoroughfare that ties into the Grand Parkway.
2. We are proposing that West Bellfort straddle our property. We would be dedicating half the ROW requirement for West Bellfort.

We are also asking for an amendment for a change in the alignment of West Bellfort. Currently, the alignment shows West Bellfort running east-west from FM 1464 westward to Harlem. We would like to take that street and arc it southward about 2000' from its propose route to avoid the sand pit (Madden Road Landfill). The rationale for this is that all of the property owners have some form of access to West Bellfort and the Grand Parkway whether it is from Harlem, Madden or Westmoor. This new alignment would avoid the sand pit which would have created some issues because of the sand and the topography in the area. The large hole would have made constructing the street an issue.

All three amendments are related and apply directly to circulation for the entire area. The exhibits we have including the approved Aliana GP (included in package) provide good circulation for the area. We talked to Fort Bend County Engineer's office (Jesse Hegemier, P.E. and Steve Evans, P.E.) and they are supportive of the amendments proposed and the approved Aliana GP. Fort Bend County Major Thoroughfare Plan has West Airport Blvd as a major thoroughfare that would have access to the Grand Parkway. West Airport Blvd and West Bellfort would still have access to both the new FM 1464 and the Grand Parkway. The vehicle traffic on Westmoor would be able to access the Grand Parkway via West Bellfort or West Airport Blvd thus providing good circulation through the area.

There won't be any adverse affects to the property or surrounding area. The number of access points to the Grand Parkway and FM 1464 will remain the same. The proposals reflect the unique aspects of the land such as the Grand Parkway access issues, the sand pit to the north and the golf course to the south. The surrounding neighbors will have the same access opportunities as they had before. In fact, the construction of West Bellfort will give the property owners one more major thoroughfare that they can use as access.

I appreciate your review of the proposals.

Sincerely,



Warren Escovy
Platting Group Manager

WE/dl

ALIANA DEVELOPMENT COMPANY
9921 Covington Cross Drive
Suite 105A
Las Vegas, NV 89144

March 13, 2006

FEDERAL EXPRESS

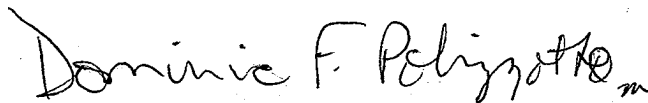
Mr. Amar Mohite, Senior Planner
City of Houston Planning and Development
Development Services
611 Walker
Houston, Tx 77002

Mr. Mohite,

This is a letter to the Planning Department allowing LJA Engineering to request major thoroughfare amendments on behalf of myself and my partners with Aliana Development Company. We received General Plan Approval for Aliana on 1/23/06 but do need to amend the Houston MTF to plat and develop the property in the way we have envisioned. Thank you for your help and guidance

Sincerely,

Aliana Development Company

A handwritten signature in black ink that reads "Dominic F. Polizzotto" with a stylized flourish at the end.

Dominic F. Polizzotto
President

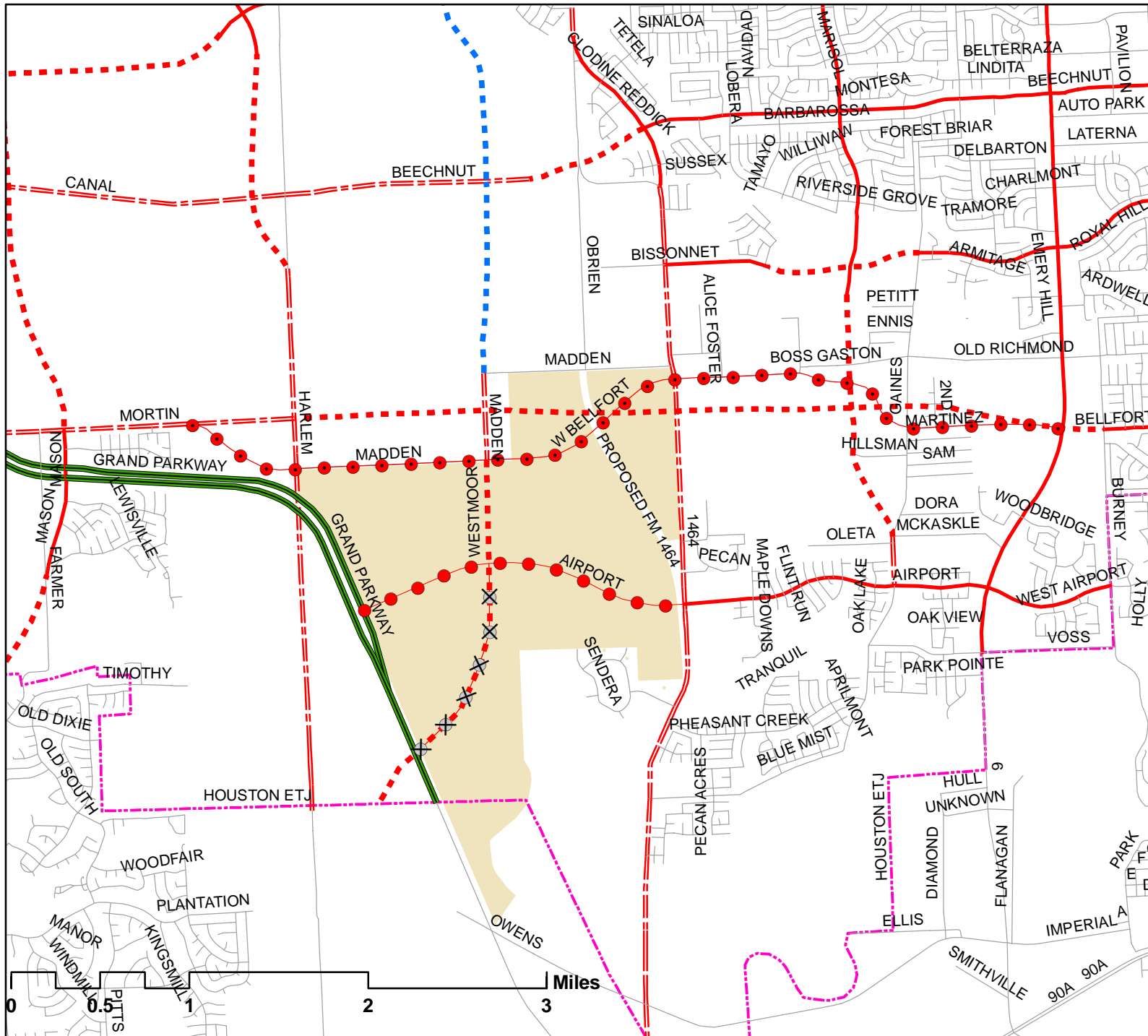
DFP/tlm

cc: Paul Cheng

ALIANA 2005 MTFP AMENDMENT

Legend

- New Major Thoroughfare
- Realign Major Thoroughfare
- ✕ Delete Major Thoroughfare
- Local
- Proposed Freeway
- ▬ TBW Freeway
- ▬ Freeway
- Sufficient Width
- - To be Widened
- · - To be acquired
- Major Collector
- - TBW Major Collector
- · - Proposed Major Collector
- ||||| Proposed Grand Parkway
- ALIANA - SITE
- · - Houston ETJ



PLANNING & DEVELOPMENT
DEPARTMENT,
CITY OF HOUSTON

